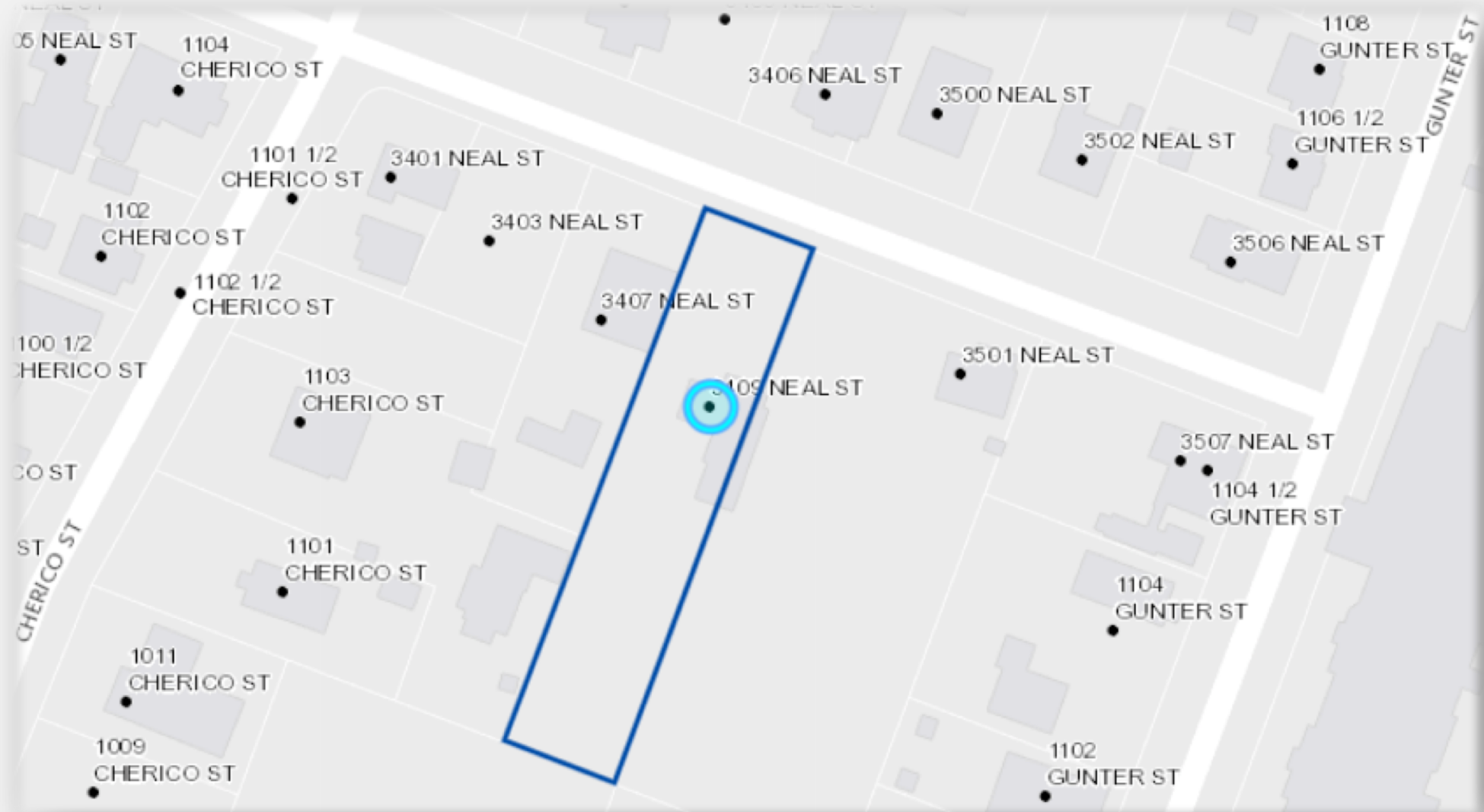


3409 NEAL STREET
AUSTIN, TX 78702

Case # C15-2020-0003

May 11, 2020

3409 NEAL STREET – MAP VIEW



3409 NEAL STREET – AERIAL VIEW



VARIANCE REQUEST

- Requesting a variance from Section 25-2-492 from the lot width requirements to decrease the minimum lot width from 50 feet (required) to 33.59 feet (requested) in order to construct a Single Family Residence in an SF-3-NP zoning district – Neighborhood zoning district. (Govalle Neighborhood Plan)

REASONABLE USE

- A single family residential use in an SF-3 zoned lot is reasonable. A lot less than 50' in width is not uncommon and should not prevent the proposed use from occurring in the highest and best manner.

HARDSHIP

- The original plat date of 1937 contemplated single family residential use on this lot. It is not uncommon for lots in the urban core, especially among those located in east Austin, to have been illegally subdivided at some point via metes and bounds or other methods. The City of Austin Water Utility is requiring a specific water line placement which located said line on the proposed flag lot's pole, creating an additional 15.5' bump out from the 15' pole frontage at the right-of-way. In turn, this creates an approximate 33.59 remainder length for the adjacent, proposed lot shown as lot 3A. If the additional 15.5' was not required by the City of Austin lot 3A would be 49.01' wide, less than one foot shy of the required 50' width outlined in the SF-3 performance standards. Denying this variance request would result in less density in the Urban Core, where density is very much needed. The existing 64' lot width is a function of an illegal subdivision of the 128' wide lot 3 Cherico Subdivision. Approving this variance would allow the subdivision application to be approved and the proposed lots built to their highest and best use.

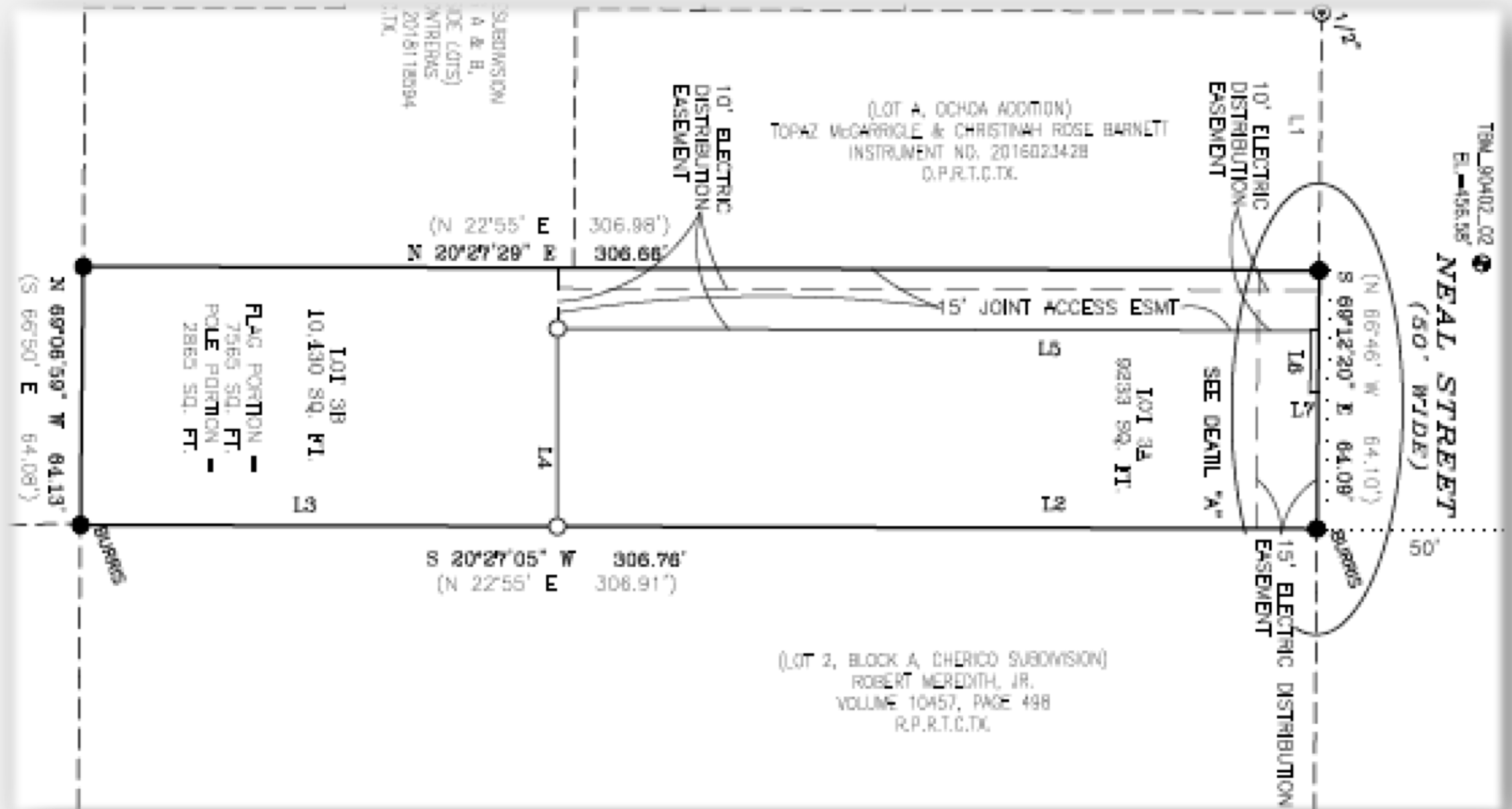
NOT GENERAL TO THE AREA

- There are no known lots in the immediate area attempting to resolve an illegal subdivision via 2 lot subdivision.

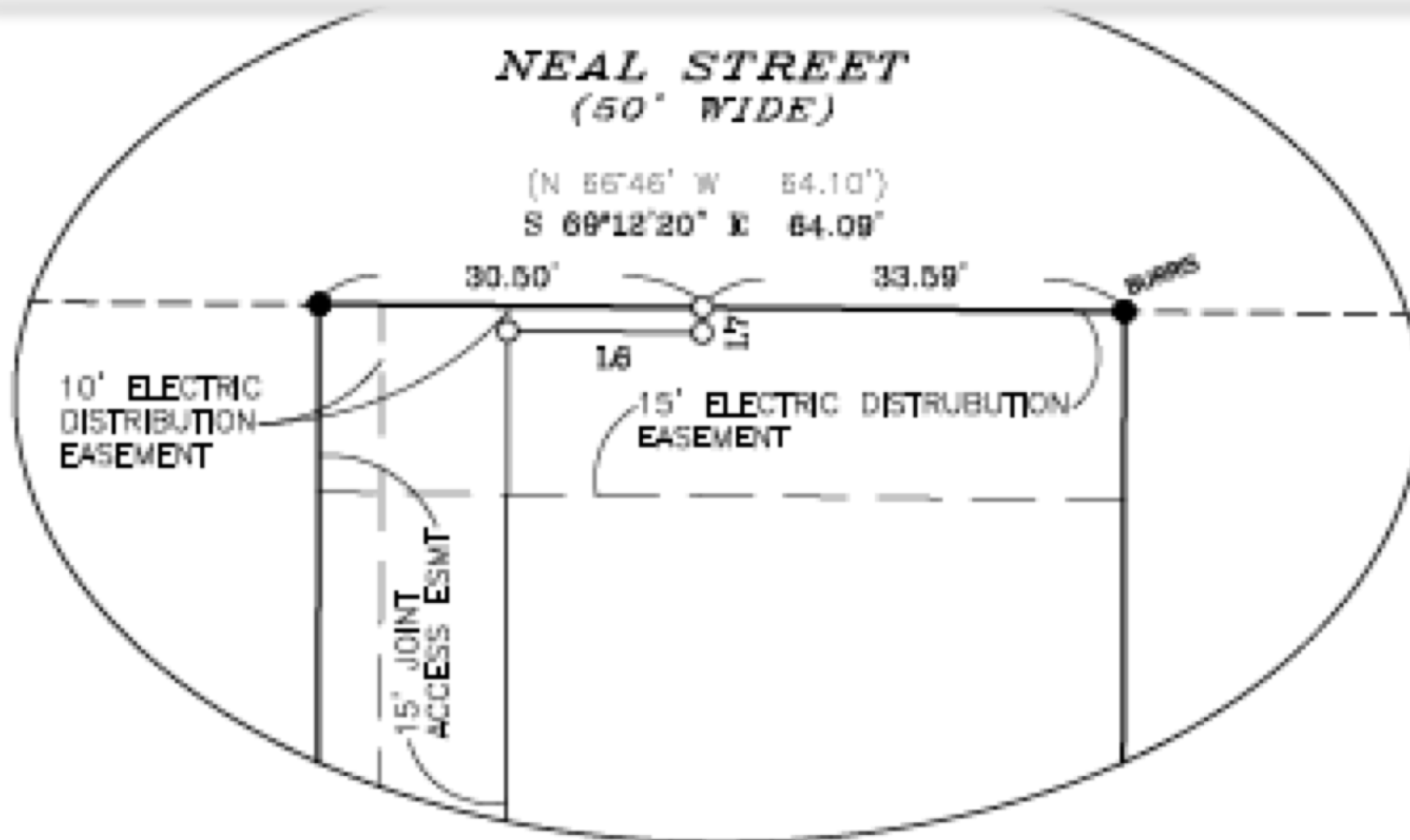
AREA OF CHARACTER

- Approving a variance for lot width reduction has zero adverse impact on adjacent lots. The lot in question, lot 3A, is 64.09 SF and compliant with minimum lot size requirements. East Austin is full of numerous odd shaped and sized residential lots. None of these were part of any master planned community, and over time were split from their original configuration such as the original 1937 Lot 3 Cherico Subdivision lot. The proposed 2 lot subdivision encourages adaptive reuse of the lot, will share a driveway between lots 3A and 3B, and proposes no uses which pose any impact to existing surrounding improvements or uses.
- In summation, we ask the Board approve this lot width reduction so the property can be utilized in an efficient manner consistent with current and future needs of the immediate area.

3409 NEAL ST. – PROPOSED LOT WIDTH OF 3A 33.59' (COMPLIANT LOT WIDTH)



3409 NEAL ST. – PROPOSED LOT WIDTH OF 3B 30.5'
(LOT WIDTH VARIANCE)



DETAIL "A"
(NO SCALE)